

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Elissa D. Miller (CA Bar No. 120029) emiller@sulmeyerlaw.com SulmeyerKupetz A Professional Corporation 333 South Hope Street, Thirty-Fifth Floor Los Angeles, California 90071 Telephone: 213.626.2311 Facsimile: 213.629.4520 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Larry D. Simons, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION	
In re: ARTHUR HARRY NELSON, Debtor(s).	CASE NO.: 6:13-bk-28989-WJ CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: November 15, 2016	Time: 1:00 p.m.
Location: Courtroom 304, 3420 Twelfth Street, Riverside, CA 92501	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** November 1, 2016

Description of property to be sold: _____
One Unit Interest in Europa Village, LLC

Terms and conditions of sale: _____
Ninety Thousand Dollars (\$90,000.00), cash with closing to occur 14 days after entry of order
approving sale. Terms of sale set forth in Agreement to Purchase and Assign Membership Interest (Europa Village, LLC)
attached as Exhibit 1 to Motion for Sale on file with court and available upon request. Sale is as is where is with no
representations or warranties.

Proposed sale price: as \$90,000.00 (subject to overbid
limited by information below)

TRUSTEE IS REQUESTING THAT OVERBIDS BE LIMITED TO OTHER MEMBERS OF
EUROPA VILLAGE ONLY.

Overbid procedure (if any): \$9,500 deposit plus proof of funds to qualify; bidder must agree to terms of Purchase
Agreement attached to Motion. first overbid to be no less than \$9,500 with subsequent overbids of no less than \$2,500.00
Deposit is non-refundable if bid is accepted and approved by Court – no contingencies

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: November 15, 2016

Time: 1:00 p.m.

Place: Courtroom 304

3420 Twelfth Street

Riverside, CA 92501

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Elissa D. Miller, Esq., Attorney for Larry D. Simons, Chapter 7 Trustee

SulmeyerKupetz, A Professional Corporation

333 South Hope Street, Thirty-Fifth Floor

Los Angeles, CA 90071

Telephone: 213.626.2311

Facsimile: 213.629.4520

Email: emiller@sulmeyerlaw.com

Date: October 25, 2016

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
333 South Hope Street, Thirty-Fifth Floor, Los Angeles, California 90071

A true and correct copy of the foregoing document entitled: **AMENDED NOTICE OF SALE OF ESTATE PROPERTY (AMENDED TO CLARIFY INCONSISTENCY IN OVERBID AMOUNT)** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* October 25, 2016, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Michael R Adele on behalf of Defendant Secured Development I, a California General Partnership
techlitcenter@yahoo.com, kadele@wglp.com

Michael R Adele on behalf of Defendant Susan M. Strader, an individual
techlitcenter@yahoo.com, kadele@wglp.com

Michael R Adele on behalf of Defendant Timothy L. Strader, Jr., Trustee of the Strader Irrevocable Trust Dated December 5, 2001, an individual
techlitcenter@yahoo.com, kadele@wglp.com

Scott R Albrecht on behalf of Defendant Pacific Mercantile Bank, a California state chartered bank
scott.albrecht@sgsattorneys.com, jackie.nguyen@sgsattorneys.com

Mark Bradshaw on behalf of Interested Party Courtesy NEF
mbradshaw@shbllp.com, sswartzell@shbllp.com;rhodges@shbllp.com

Matthew Grimshaw on behalf of Creditor Chesapeake Bank
mgrimshaw@marshackhays.com, ecfmarshackhays@gmail.com

Matthew Grimshaw on behalf of Defendant Chesapeake Bank
mgrimshaw@marshackhays.com, ecfmarshackhays@gmail.com

Daniel Leibowitz on behalf of Creditor Luberski, Inc.
dleibowitz@hiddenvilla.com, dleibowitz@gmail.com

Gary Leibowitz on behalf of Creditor Luberski, Inc.
attorneygary@gmail.com

Judith E Marshack on behalf of Creditor Chesapeake Bank
jmarshack@marshackhays.com, ecfmarshackhays@gmail.com

Judith E Marshack on behalf of Interested Party Chesapeake Bank
jmarshack@marshackhays.com, ecfmarshackhays@gmail.com

Richard A Marshack on behalf of Creditor Chesapeake Bank
rmarshack@marshackhays.com, lbergini@marshackhays.com;ecfmarshackhays@gmail.com

Elissa Miller on behalf of Plaintiff Larry D. Simons, Chapter 7 Trustee
emiller@sulmeyerlaw.com, asokolowski@sulmeyerlaw.com;emillersk@ecf.inforuptcy.com;dwalker@sulmeyerlaw.com

Elissa Miller on behalf of Plaintiff Larry D. Simons (TR)

emiller@sulmeyerlaw.com, asokolowski@sulmeyerlaw.com;emillersk@ecf.inforuptcy.com;dwalker@sulmeyerlaw.com

Elissa Miller on behalf of Trustee Larry D Simons (TR)

emiller@sulmeyerlaw.com, asokolowski@sulmeyerlaw.com;emillersk@ecf.inforuptcy.com;dwalker@sulmeyerlaw.com

Jennifer Needs on behalf of Defendant Pacific Mercantile Bank, a California state chartered bank

jneeds@sgsattorneys.com, jackie.nguyen@sgsattorneys.com

C Scott Rudibaugh on behalf of Debtor Arthur Harry Nelson

bloomrudibaughapc@yahoo.com

C Scott Rudibaugh on behalf of Defendant Arthur Harry Nelson

bloomrudibaughapc@yahoo.com

Larry D Simons (TR)

larry@lsimonslaw.com, c119@ecfbis.com;nancy@lsimonslaw.com;tony@lsimonslaw.com

United States Trustee (RS)

ustpreion16.rs.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) October 25, 2016, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

The Honorable Wayne E. Johnson

U.S. Bankruptcy Court

3420 Twelfth Street, Suite 384

Riverside, CA 92501

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

October 25, 2016 Denise Walker
Date Printed Name

/s/Denise Walker
Signature